

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM No. 14

CASE NUMBER/  
PROJECT NAME

**57-DR-2005**  
**Paseo Village**

LOCATION

7365 N. Via Paseo Del Sur

REQUEST

Request approval of elevation modifications for an existing commercial center, and site plan modification for a health club within that center.

OWNER

CTW Retail Partners  
480-947-8800

ENGINEER

L.E.A.D.S.  
602-254-2600

ARCHITECT/  
DESIGNER

Robert Kubicek Architects  
602-955-3900

APPLICANT/  
COORDINATOR

Liz Gaston  
CTW Retail Partners  
480-947-8800X24

BACKGROUND

## **Zoning.**

In 1971, this commercial site was zoned Planned Community District along with the entire McCormick Ranch development. The site had an underlying C-1 (Neighborhood Commercial) zoning classification. In 1974, PNC (Planned Neighborhood Center) uses were added. The C-1 development standards control the bulk zoning requirements of the site.

## **Context.**

The site is located within the McCormick Ranch master planned community, and specifically within a commercial center at the intersection of McCormick Parkway and Hayden Road.

## **Adjacent Uses:**

- North: Commercial, Multi-family residential, zoned C-0 PCD (Commercial Office, Planned Community Development), C-1 PCD (Neighborhood Commercial, Planned Community Development), and R-5 PCD (Multiple-Family Residential, Planned Community Development).
- Southeast: Single-family residential, Park, zoned R1-7 PCD (Single-family residential, Planned Community Development) and O-S PCD (Open Space, Planned Community Development).
- West: Commercial, zoned R1-7 PCD (Single-family residential, Planned Community Development).

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

The applicant is proposing to renovate an existing commercial center in-line shops. These are labeled on the site plan as Building A, Building B, Building C, and LA Fitness.

*Façade Improvements:* The building walls would be painted gray and tan finished stucco with brown stone veneer accents on the columns of the canopy overhang.

*Building Expansion:* Several modifications are proposed for the major tenant space on the north side of the site. This building was formerly a grocery store and is proposed for a health studio (fitness club). The elevations of this building will be modified to match the proposed updates to the entire center. The building footprint will be expanded at the south and north sides of the tenant space, where current site improvements include loading bays. An existing truck well (depressed loading dock space) will be removed, modifications made to the drive aisle, and 15 additional parking spaces will be installed at the east side of the building in place of existing pavement. Landscaping will be enhanced along the new parking spaces, and throughout the shopping center with new planter islands in the parking lot, and new plants installed where none exist or where plants are dead/dying.

**Development Information:**

- Existing Use: Commercial
- Proposed Use: Commercial
- Parcel Size: 9.02 acres
- Building Size: 101,180 square feet
- Building Height Allowed/Proposed: 36 feet / 36 feet
- Parking Required/Provided: 405 / 411

DISCUSSION

The proposal will affect an existing commercial center's in-line shops. No new buildings are proposed. One existing tenant space will be expanded. The development proposed will update the wall colors and materials.


The pad sites for the McDonalds and the gas station are not included in this request. While it would be ideal to have the pad sites included in the architectural update, the City cannot compel those other owners to join this application. Future upgrades to the pad sites will take into account this major renovation and will encourage similar color / materials.

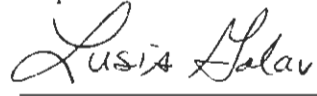
STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT(S)** Kira Wauwie, AICP  
Project Coordination Manager  
Phone: 480-312-7061  
E-mail: kwauwie@ScottsdaleAZ.gov

**APPROVED BY**

  
Kira Wauwie, AICP  
Report Author

  
Lusia Galav, AICP  
Interim Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Colors/Materials Exhibit
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

## **PROJECT NARRATIVE**

### **Overview of Project**

Paseo Village consists of approximately 9 acres of mixed use retail located near the intersection of Hayden Road and McCormick Ranch Parkway. The retail center is home to Walgreen's, My Little Gym, Lox Stock & Bagel, Farmer's Insurance, a tanning salon, cafe, and other well-designed retail uses. At one point, the shopping center housed Dale's Grocery totaling just over a 33,000 square feet. However, the grocery store has been vacant for almost two years and it has proven difficult to find another anchor tenant to fill that space. LA Health, a reputable health club, has expressed a significant desire to locate within this center. LA Health will utilize as much of the existing grocery as possible while making minor modifications to the rear and side to accommodate a slight increase in square footage to a little more than 38,800 square feet.

### **Request**

Paseo Village is located within the McCormick Ranch Planned Community District and is zoned PNC Planned Neighborhood Commercial. Within the PNC zoning designation, Health Studios are limited to 3,000 square feet of gross floor area. We are requesting an amendment to the PNC zoning to remove this limitation on square footage. This request only addresses Section 5.2403, Use Regulations, of the City of Scottsdale Zoning Code and is limited to amending the square footage restriction for a Health Studio. We are also requesting a Use Permit for the Health Studio under a separate application but in conjunction with the zoning application. At a later date, we understand that the City of Scottsdale will notify us when it is acceptable to submit an application for Design Review.

### **Justification**

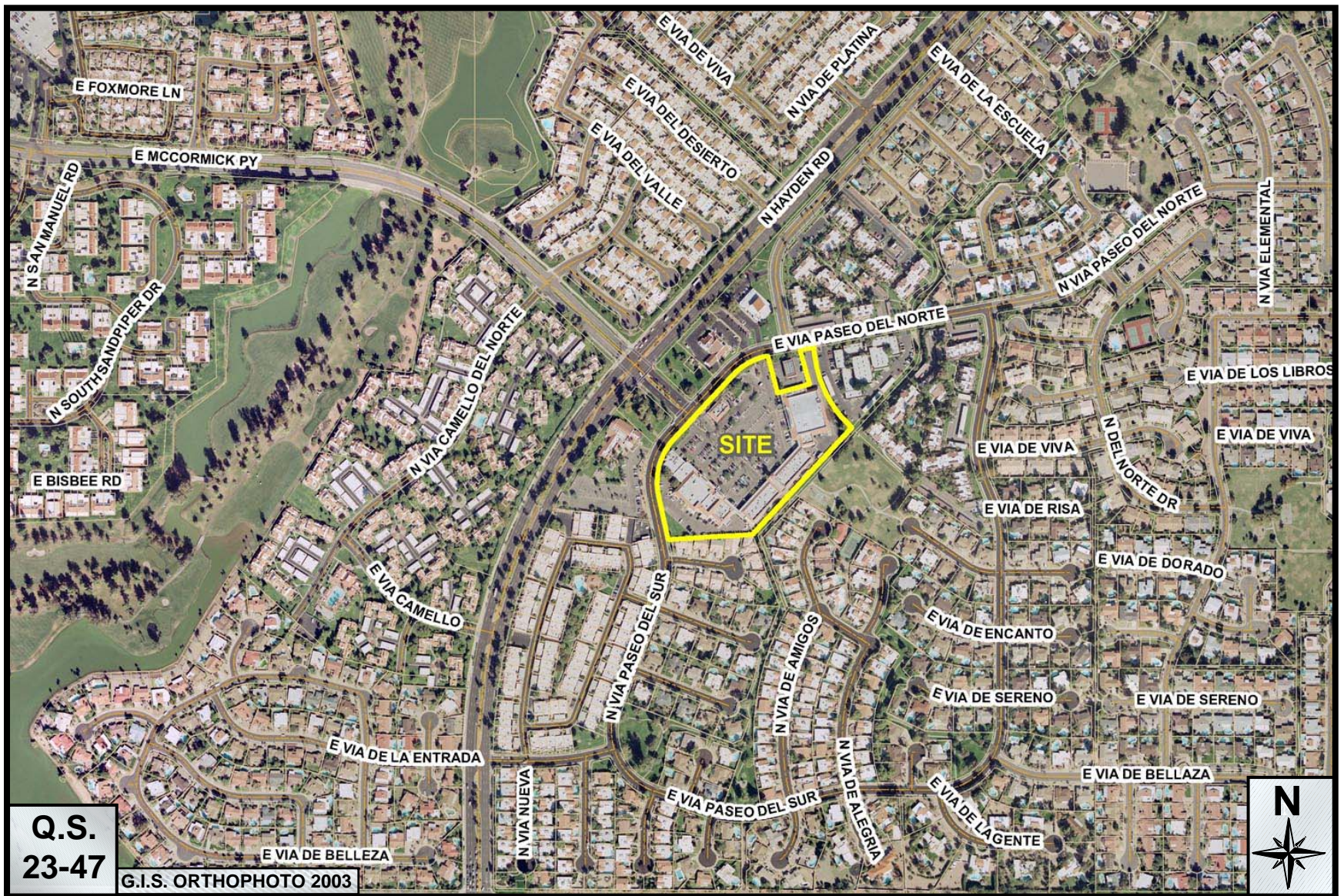
Because this is a viable retail center that is almost fully leased, it was not necessary to rezone the entire parcel to a higher intensity commercial zoning only to accommodate a restriction in square footage. By applying for the amendment to the PNC zoning, we eliminate the opportunity for uses that may seem less desirable to the surrounding neighborhoods that could be permitted under a higher intensity commercial zoning.

### **Architecture/Landscaping**

In order to ensure the compatibility of the shopping center, we will be gently upgrading the center in the least disruptive manner to existing tenants and patrons of the center. Upgrades will include new paint, possible stone veneer accents, replace any dead or missing landscaping, and possible re-paving and re-stripping. All site lighting will remain the same, but may be painted to match the buildings.

57-Δ2-2005  
8/11/05





Paseo Village

57-DR-2005

ATTACHMENT #2



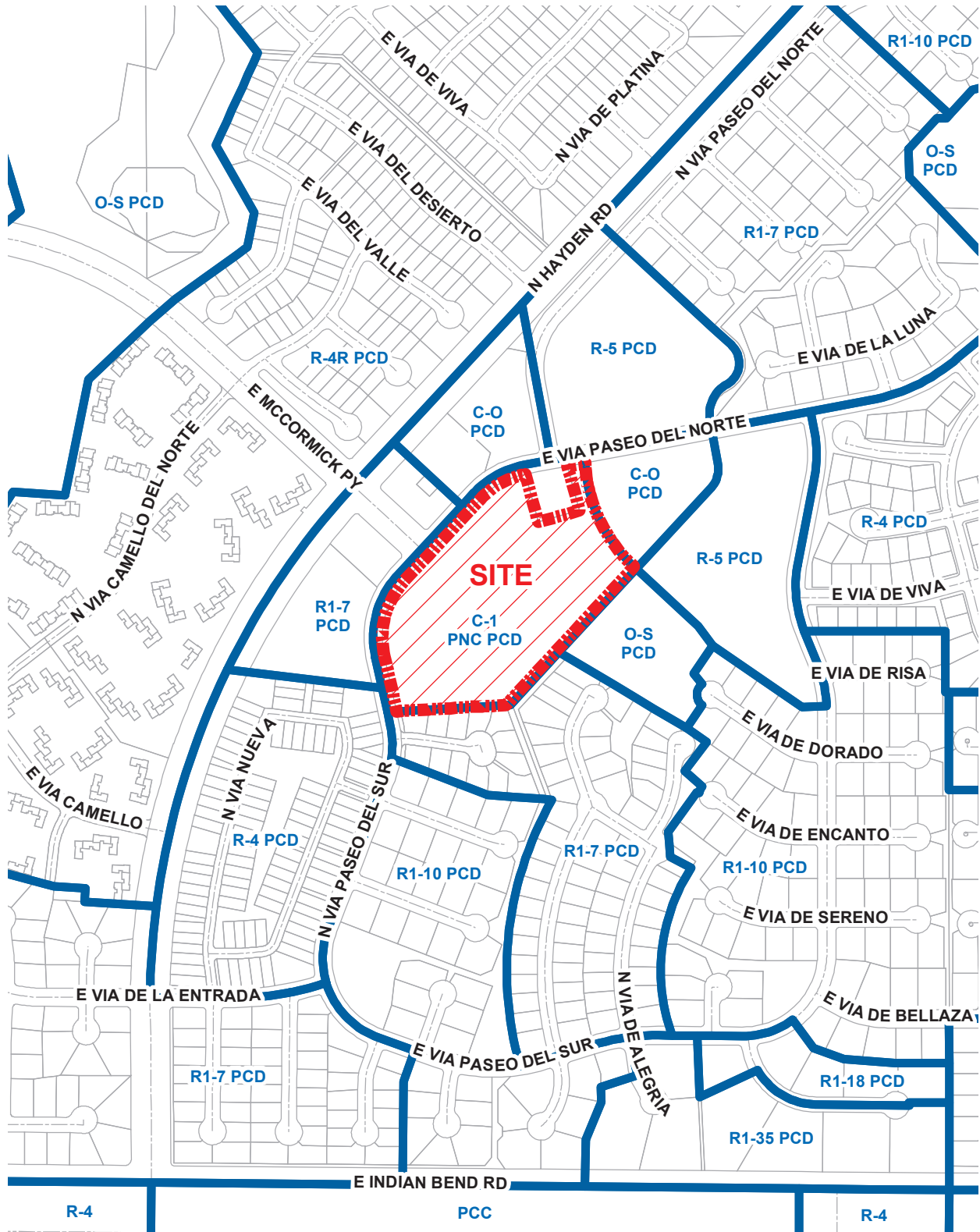


Paseo Village

**57-DR-2005**

ATTACHMENT #2A





57-DR-2005

ATTACHMENT #3







CIRCULAR PATTERN  
 (RANDOM) FINE VIBES  
 80-100 (2-3 CAPTURES) 10

ALGIDA BAKUL  
 FINE ALGIDA  
 100-150

FINE BOMBICA  
 BOMBIC FINE  
 100-150

PICEUS DACTYLURA  
 DACTYLURA  
 10-15 (1-2 CAPTURES) 10

PICEUS CULMINIS  
 CULMINIS (PICEUS)  
 100-150

ALGIDA BAKUL  
 FINE ALGIDA  
 100-150

ALGIDA BAKUL  
 FINE ALGIDA  
 100-150

ALGIDA BAKUL  
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**1-800-33-AMT**  
AMT is a leading provider of

Law & ASSOCIATES EXPRESSLY VOUCHERED & GUARANTEED THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ANY AND ALL INFORMATION CONTAINED HEREIN IS NOT TO BE ASSIGNED TO ANY OTHER PERSONS WITHOUT THE EXPRESS WRITTEN CONSENT OF LAW & ASSOCIATES.



**TJM**  
ASSOCIATES

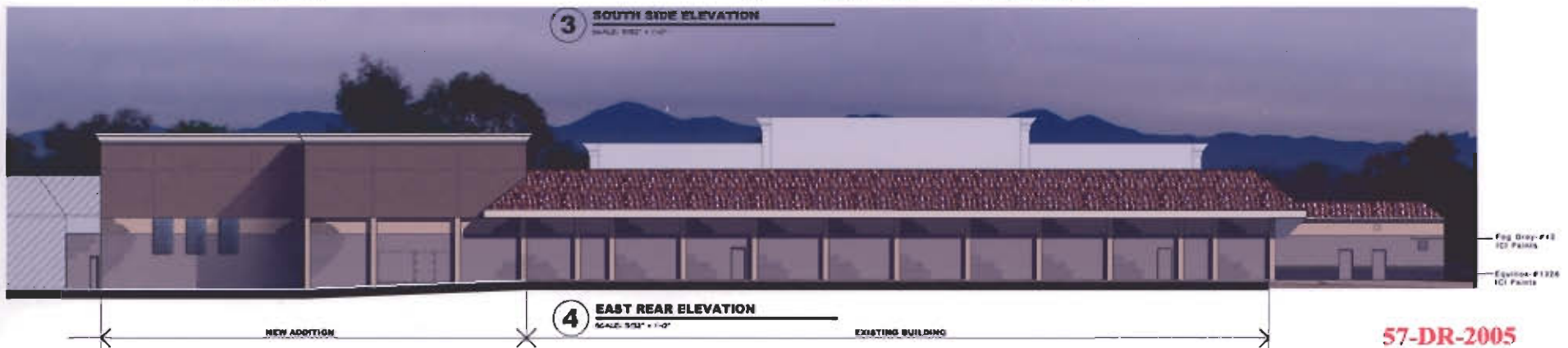
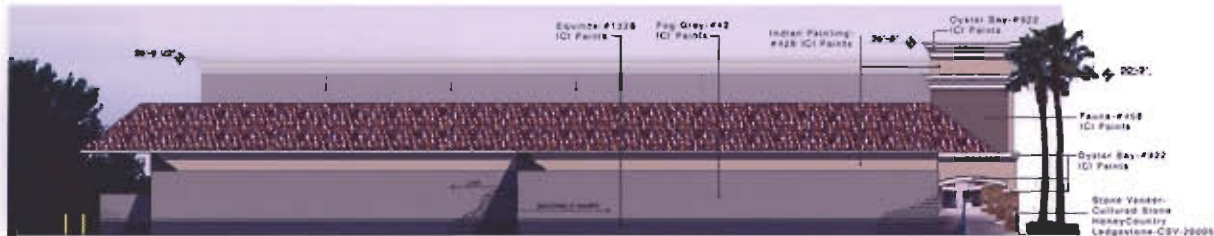
**LA FITNESS at  
McCORMICK RANCH**

**L-2**

**REKHA**  
Architects And Associates, Inc.

2022 East Diamond Road  
Plymouth, Ar. 72459-5676  
(505) 298-5052 Phone  
(505) 292-3088 Fax  
info@rekha.com

[illegible]





A



Stone Veneer  
Cultured Stone  
Honey Country Ledgerstone  
CSV-20005

B



Painted Stucco  
Oyster Bay-  
#922 ICI Paints

C



Painted Stucco  
Indian Painting-  
#428 ICI Paints

D



Painted Stucco  
Fauna- #465  
ICI Paints

E

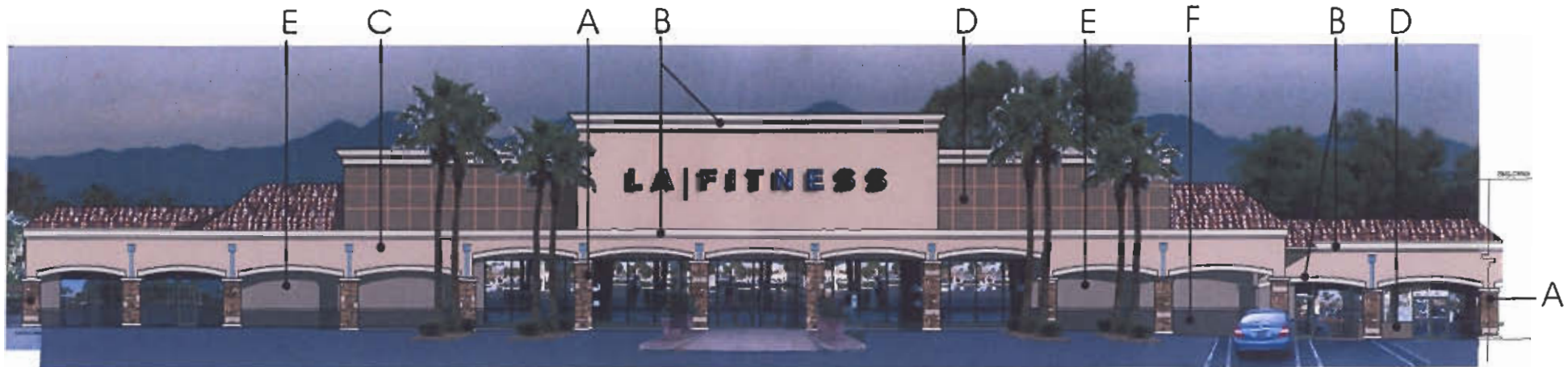


Painted Stucco  
Fog Grey- #42  
ICI Paints

F



Painted Stucco  
Equinox- #1326  
ICI Paints



**LA FITNESS- WEST ELEVATION** N.T.S

*W Retail Partners* - MCCORMICK RANCH  
McCormick Parkway &  
Caseo Del Sur SCOTTSDALE, ARIZONA

Project# 04135 06-08-05 JM

**ATTACHMENT #7**

**RKAA**  
ROBERT KUBICEK  
Architects And Associates, Inc.

57-DR-2005  
6/17/2005

2233 East Thomas Road  
Phoenix, AZ 85016 3474  
(602) 955-3900 Phone  
(602) 955-0496 Fax  
rkaph@rkaa.com E-Mail



Paseo Village  
LA Fitness  
7363 N. Via Paseo Del Sur

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>Existing</u><br/>_____<br/>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX<br/> <input type="checkbox"/> B. PADLOCK<br/> <input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____<br/>     _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)<br/> <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.<br/> <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt. Haz & ord 1 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# **Stipulations for Case: Paseo Village 57-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Robert Kubicek Architects with a date by staff of 8/16/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Robert Kubicek Architects with a date by staff of 6/17/2005.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen Associates with a date by staff of 6/17/2005.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building, or interior to the building accessed via an external door.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. Architecturally integrated decorative downspouts may be used provided that they match others existing downspouts in the center.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).
9. *The top of the window and door glazing shall be a minimum of one foot below the bottom of interior light fixtures that are within 15 feet of the glazing.*
10. *The exterior face of windows and doors shall be recessed from the exterior face of wall, excluding exterior detailing, a minimum of 50% and 30% respectively.*

## **ATTACHMENT B**



11. *Exterior glazing, if tinted, metallized, or coated, shall not have a reflectance of outdoor visible light exceeding 17%. The color of the glazing shall be indicated on the elevations and shall be generally consistent with other glazing in the center.*
12. *Bollards shall be painted neutral colors similar to but slightly darker than nearby walls in order to camouflage their existence.*

**LANDSCAPE DESIGN:****DRB Stipulations**

13. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
14. *No new trees shall be located within public utility easements, nor shall they be located within 7-feet of any water line or sewer line. Show all existing and proposed easements and water/sewer lines on landscape plan submitted for final plans review and approval.*

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lighting.
16. *No up-lighting of the exterior of the building shall be permitted.*
17. The individual luminaire lamp shall not exceed 250 watts.
18. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
19. Incorporate into the project's design, the following:
  - Parking Lot and Site Lighting:
    - a. No changes to the exterior parking lot lighting shall be approved as part of 57-DR-2005.
  - Building Mounted Lighting:
    - b. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
    - c. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
    - d. *Areas within 15-feet of the front elevation may not exceed the maintained average and maximum illuminance of 5 f.c. and 15 f.c. respectively. These figures shall include spill light from the interior. Submit a photometric analysis with the final plans submittal that demonstrates conformance with this requirement.*

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

21. No exterior vending or display shall be allowed.
22. Flagpoles, if provided, shall be one piece, conical, and tapered.

23. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:  
3-ZN-2005, 3-UP-2005, 128-DR-1997.

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

24. The developer shall provide a minimum parking-aisle width of 24 feet.
25. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

#### **Ordinance**

- B. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

### **REFUSE:**

#### **DRB Stipulations**

26. The developer shall show on the improvement plans the locations of the two refuse enclosures that are required for this development.
27. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
28. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

#### **Ordinance**

- C. Refuse enclosures are required as follows:

(1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- D. Underground vault-type containers are not allowed.
- E. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- F. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.



**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

29. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****Ordinance**

- G. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

30. On-site sanitary sewer shall be privately owned and maintained.
31. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- H. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

32. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- I. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]